176.0	0009	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	976,600 / 976,600
					USE VALUE:	976,600 / 976,600
					ASSESSED:	976,600 / 976,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		PERTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAAB MOHAMED & THERESA
Owner 2:	
Owner 3:	
Street 1:	5 PERTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1922 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7223.000	530,900		445,700	976,600
Total Card	0.166	530,900		445,700	976,600
Total Parcel	0.166	530,900		445,700	976,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.12 | /Parcel: 508.12

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119124
GIS Ref	
GIS Ref	
Insp Date	04/23/14

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	530,900	0	7,223.	445,700	976,600		Year end	12/23/2021
2021	101	FV	515,300	0	7,223.	445,700	961,000		Year End Roll	12/10/2020
2020	101	FV	515,300	0	7,223.	445,700	961,000	961,000	Year End Roll	12/18/2019
2019	101	FV	394,500	0	7,223.	439,300	833,800	833,800	Year End Roll	1/3/2019
2018	101	FV	394,500	0	7,223.	337,400	731,900	731,900	Year End Roll	12/20/2017
2017	101	FV	394,500	0	7,223.	318,300	712,800	712,800	Year End Roll	1/3/2017
2016	101	FV	394,500	0	7,223.	292,900	687,400	687,400	Year End	1/4/2016
2015	101	FV	365,200	0	7,223.	273,800	639,000	639,000	Year End Roll	12/11/2014

!13837!

PRINT

Date	Time
12/30/21	17:49:18

LAST REV

Date	Time
12/13/18	11:38:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13837

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAAB MOHAMED M/	28265-294		3/5/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	119124
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2013	995	Addition	126,500	O				
6/5/2013	803	Manual	11,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2014	Meas/Inspect	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
7/15/2013	Info Fm Prmt	EMK	Ellen K
1/24/2013	Inspected	BR	B Rossignol
3/16/2009	Inspected	372	PATRIOT
12/16/2008	Measured	197	PATRIOT
1/4/2000	Meas/Inspect	276	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7223		Sq. Ft.	Site		0	70.	0.88	6									445,685						445,700	

Total AC/HA:	0.16582	Total SF/SM:	7223	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	445,685	Spl Credit		Total:	445,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	2013
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11494112
Const Adj.:	1.00000000
Adj $ / SQ:	144.942
Other Features:	114675
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534063
Depreciation:	3204
Depreciated Total:	530859

COMMENTS

BK:15660 PG:206 SUB-DIVISION 3/98 176-9-30
ADDED TO THIS LOT 641-3361.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	3	HB	

REMODELING

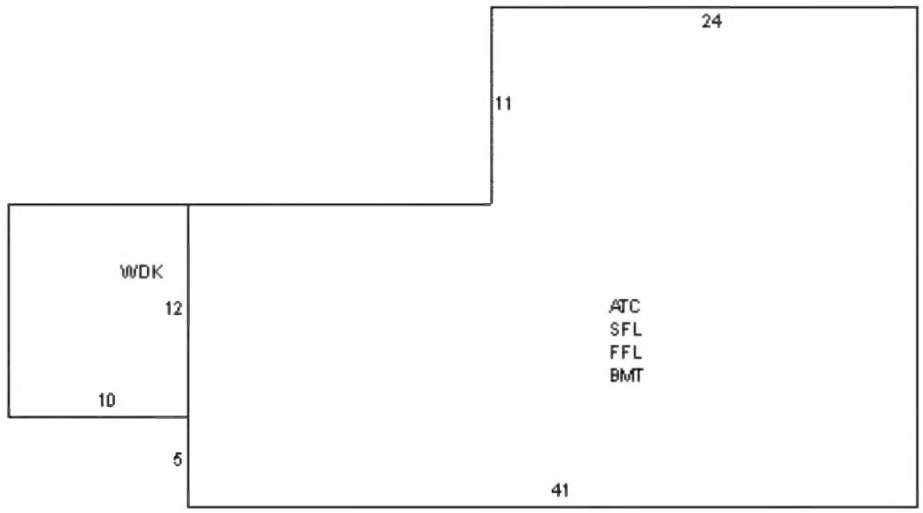
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.44
Special Features:	0	Val/Su Net:	159.00
Final Total:	530900	Val/Su SzAd	235.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	961	43.480	41,787
FFL	First Floor	961	144.940	139,290
SFL	Second Floor	961	144.940	139,290
ATC	Attic	336	144.940	48,751
WDK	Deck	120	14.330	1,720

Net Sketched Area:	3,339			Total:	370,838
Size Ad	2258.3500	Gross Area	3964	FinArea	1922

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0009-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X5	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc